

**Town of Stafford  
Public Notice**

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STAFFORD, CT

2021 JUN -3 PM 5:36

9 pages

Notice is hereby given that the Stafford Zoning Board of Appeals will hold a Public Hearing on Tuesday, June 15, 2021 at 7:00 PM at the Veterans Conference Room at Stafford Town Hall at 4 Main Street, Stafford, CT. and via zoom at:  
Meeting id: 827 3666 7550  
Password: 163003

*Handwritten signature*  
TOWN CLERK

Or iPhone one-tap :

US: +19292056099,,82736667550# or +13017158592,,82736667550#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 827 3666 7550

Password: 163003

International numbers available: <https://us02web.zoom.us/j/82736667550>

**Variance request of Blair A. Polchlopek, 15/19 Upper Hamden Road, Stafford CT to vary section 4.9 to allow front line setbacks of 32 feet west where 50 feet is required to add a 20 x 26 Sq. Ft. addition.**

**Applicant: Blair A. Polchlopek**

**Owner: Blair A. Polchlopek**

**Location: 15/19 Upper Hamden Road – Map: 2 Lot: 1 zone: AAA**

***At this Hearing, interested persons may be heard and written communication received. Copies of application, legal notice, and related information are on file in the Zoning Office, Town of Stafford, Ct. and posted on the town web site legal notices page.***

Judith Mordasky, Chair

Posted to website 6/3/2021



TOWN OF STAFFORD, CT



Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076
860-684-1793

05/26/2021

ZONING BOARD OF APPEALS APPLICATION

Draft

Residential

Commercial

Variance from the Zoning Regulations; Appeal from the Decision of the Zoning Agent
Approval of Motor Vehicle Sales or Repair Location

Applicant Information:

Name: blair polchlopek
Address: 20 pleasant view drive somers ct 06071
Phone: 8605502692 Fax:
Email: blaircita@hotmail.com
Legal Interest:

Owner Information:

Name: POLCHLOPEK BLAIR A
Address: 15 UPPER HAMPDEN RD STAFFORD, CT 06076
Phone: 8605502692 Fax:
Email:
Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 15 UPPER HAMPDEN RD
Size: Zone: Assessor's Map and Lot #: 20
Is the subject parcel within 500 ft. of the Town boundary? yes no

Variance Request:

I hereby apply for a Variance to Section(s) of the Zoning Regulations, to permit the following:

Building 20x26 addition on north side of house.

Is a Hardship claimed? [checked] If so, what is the specific Hardship?
because of topography of land, the north side of house is the only place to build. slope to rear of house too great.

**Appeal from the Decision of the Zoning Agent:**

I hereby **Appeal** the Decision of the Zoning Agent dated: \_\_\_\_\_ ( attach copy ), stating

The basis for my Appeal is:

**Approval of Motor Vehicle Sales or Repair Location:**

Describe Proposed Use:

**Previous Applications:**

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? \_\_\_\_\_

If so, for what purpose? \_\_\_\_\_ When? \_\_\_\_\_ . File No. \_\_\_\_\_

**Parties of Interest:**

Attorney / Engineer/ Architect / Builder Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Taxes:**

Are all real estate, sewer use, and sewer assessment taxes current? \_\_\_\_ yes \_\_\_\_ no

\_\_\_\_ Attached is proof of payment. (Required)

**Fees:**

\$60.00 (State Fee) + Town Fee\* \$ 300.00 = \$ 360.00 (payable to the Town)

\* Town fee is established by Town Ordinance.

**Signatures:**






Signature of Owner(s) POLCHLOPEK BLAIR A Date: 05/26/2021

Signature of Applicant(s) Blair polchlopek Date: 05/26/2021

# ArcGIS Web Map



## Legend

-  CRCOG Towns
-  Mask
-  Parcel Polygons
-  Street Address
-  Catch\_Basins



**CRCOG** *CAPITOL REGION  
COUNCIL OF GOVERNMENTS*  
*Working together for a better region.*

Scale

1:564

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Created: 5/26/2021

480

490

500

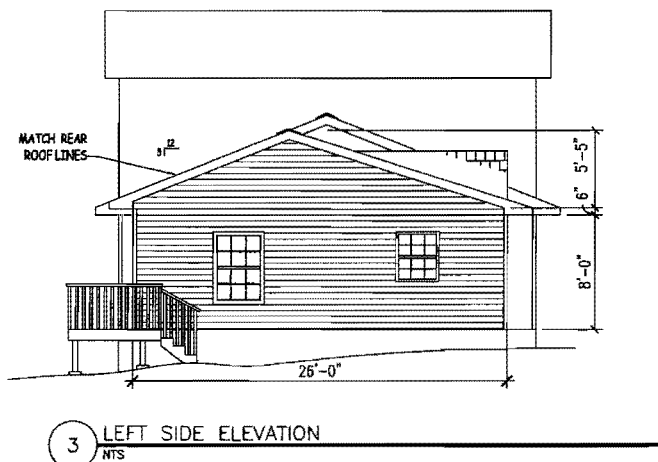
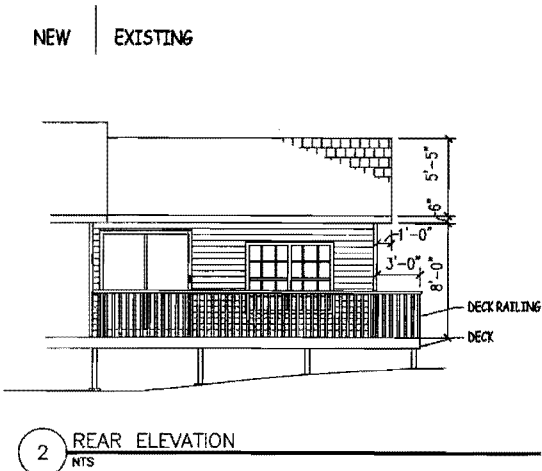
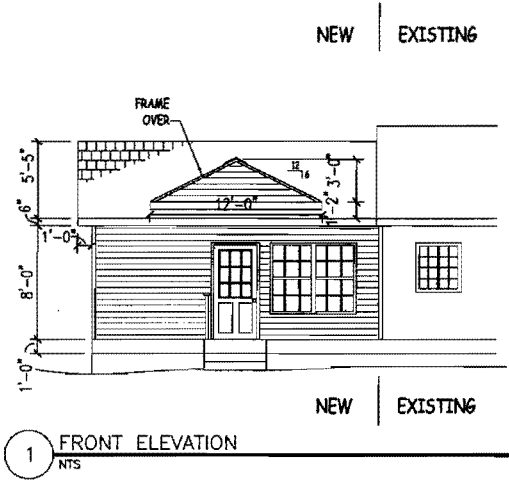
510

520

← Red + low →

THESE DRAWINGS SHOW DESIGN INTENT ONLY. CONSULT GENERAL CONTRACTOR FOR ALL DETAILS. THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES. VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD.

**ABL  
DESIGN**



EXTERIOR ELEVATIONS

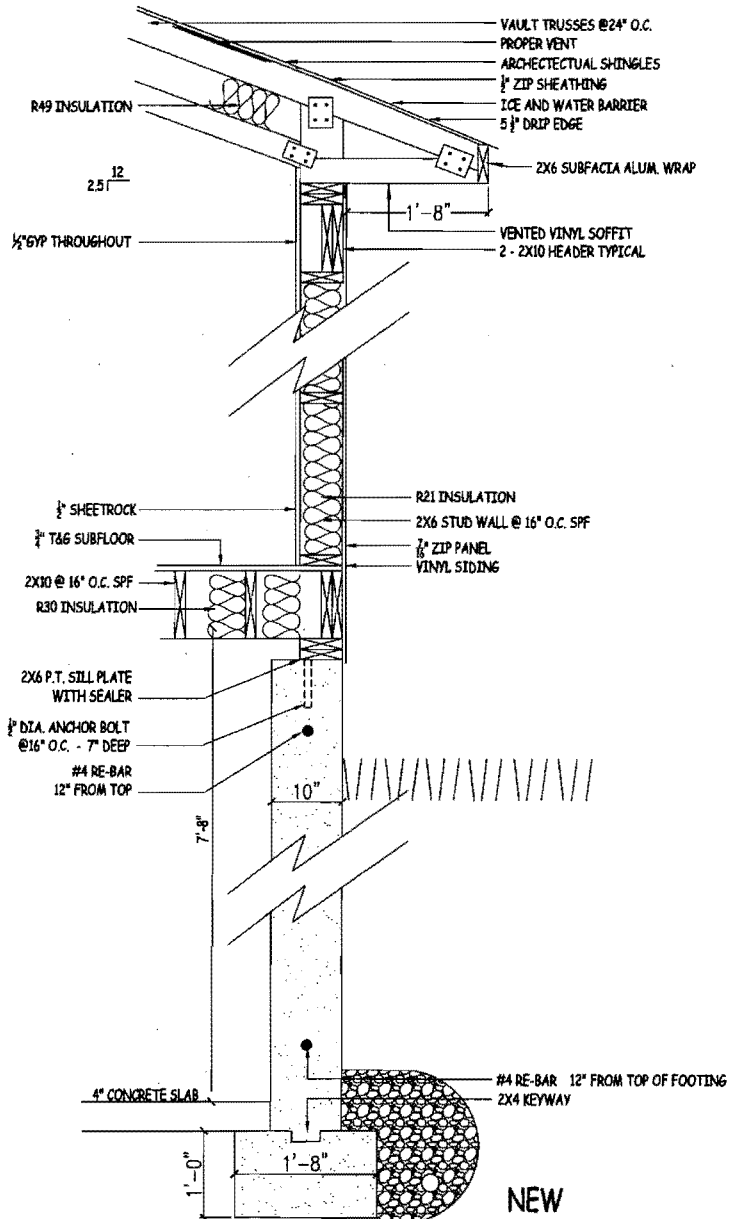
**ADDITION**  
15 UPPER HAMPDEN ROAD  
STAFFORD, CT

Revisions

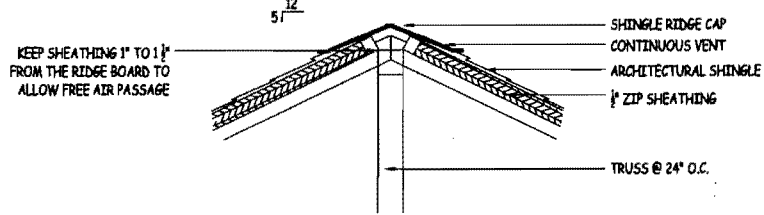

DATE 3/14/2021  
SCALE AS NOTED  
DRAWN BY DLV/LAB

**A-1**

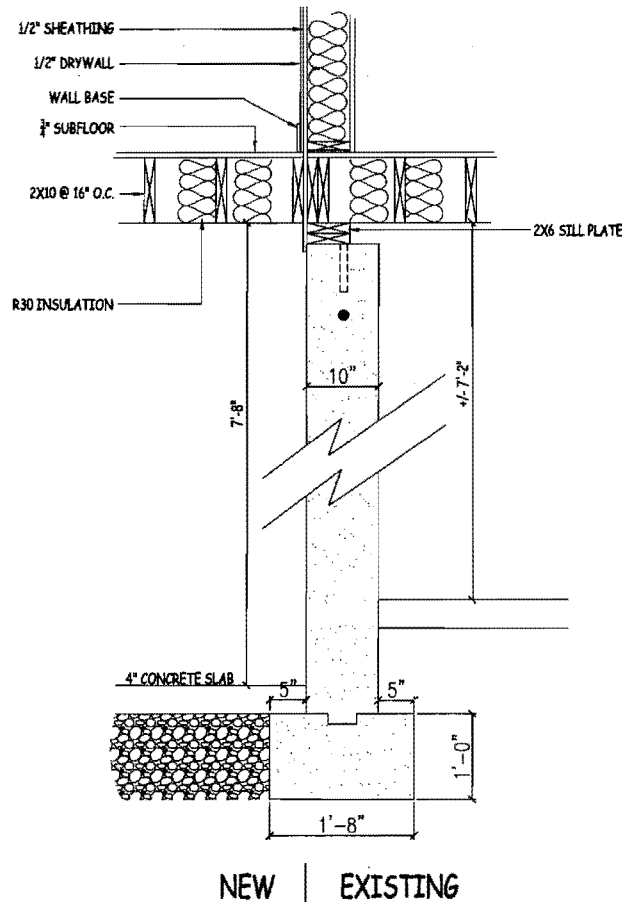




TYPICAL FOUNDATION FLOOR AND WALL DETAIL  
NTS



ROOF RIDGE DETAIL  
NTS



ADDITION/HOUSE FOUNDATION SECTION  
NTS

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## ABL DESIGN

**ADDITION**  
 15 UPPER HAMPDEN ROAD  
 STAFFORD, CT

Revisions

DATE: 2/14/2021  
 SCALE: AS NOTED  
 DRAWN BY: DML/VKL

SECTIONS / DETAIL

**A-3**



## GOVERNING BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE: 2012 INTERNATIONAL RESIDENTIAL CODE

1. EXTERIOR WALL BOTTOM SILL PLATE, SHALL BE PRESSURED TREATED OR EQUAL, AND SHALL BEAR / EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE.
2. DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE SELF-CLOSING.
3. EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED.
4. PROVIDE ROOF ATTIC VENTILATION PER (R806.1).
5. WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAY SHALL BE PROTECTED ON THE ENCLOSED SIDE BY MINIMUM  $\frac{1}{2}$ " GYPSUM WALL BOARD. (R311.2.2)
6. R314.1 SMOKE DETECTION AND NOTIFICATIONS. ALL SMOKE DETECTORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UV 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
7. R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED GRADED SPECIES.
9. ALL BUILDING LUMBER TO BE SPRUCE NO. 2 OR BETTER.

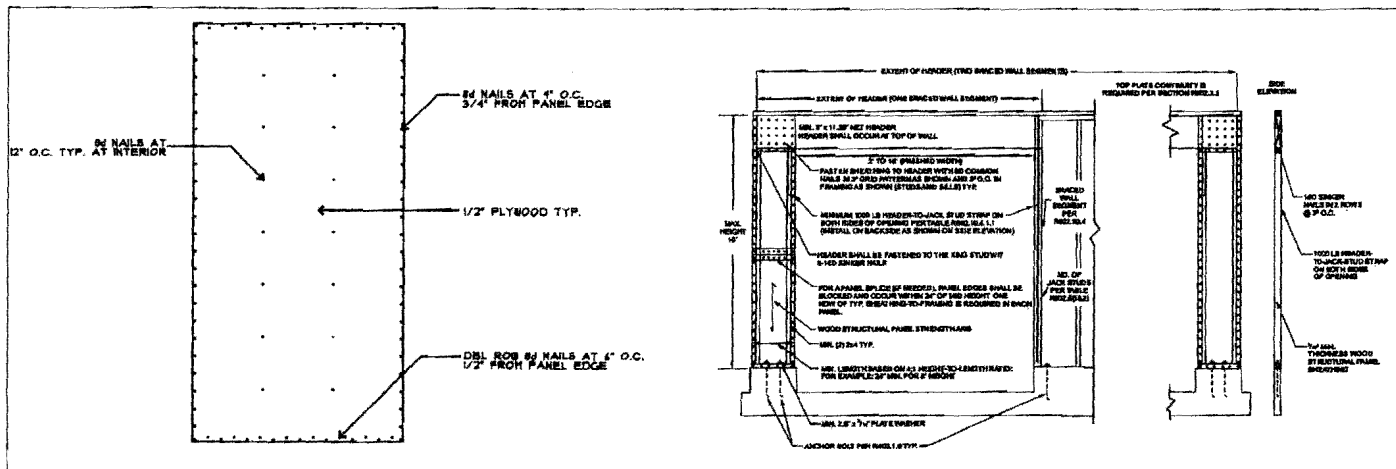
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## ABL DESIGN

**ADDITION**  
 15 UPPER HAMPDEN ROAD  
 STAFFORD, CT

Revisions


DATE: 2/14/2021  
 SCALE: AS NOTED  
 DRAWN BY: DR-VAR



TYPICAL SHEAR WALL NAILING DETAIL  
 NTS

METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENING  
 NTS

DETAILS

A-4